



THE
A-TEAM

**RE/MAX
FIRST**

12 CRESTMONT Way, Calgary T3B 5Z6

MLS®#: **A2130928** Area: **Crestmont** Listing Date: **05/09/24** List Price: **\$899,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2006**
Lot Information
 Lot Sz Ar: **4,822 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,510**
 Low Sqft:
 Ttl Sqft: **2,510**

DOM

50
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Garden,Landscaped**
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Playground**

Construction: **Concrete**
 Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Cooktop,Gas Stove,Instant Hot Water,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer,Water Softener**
 Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`10" x 13`6"	Living Room	Main	17`1" x 17`2"
Office	Main	9`11" x 14`1"	Foyer	Main	13`0" x 5`6"
Dining Room	Main	13`11" x 8`1"	2pc Bathroom	Main	6`2" x 2`11"
Laundry	Main	8`5" x 9`0"	Bedroom - Primary	Second	13`11" x 19`10"

4pc Ensuite bath	Second	14`8" x 10`1"	Bedroom	Second	11`9" x 10`0"
Bedroom	Second	12`0" x 10`2"	4pc Bathroom	Second	8`2" x 5`0"
Family Room	Second	17`0" x 15`0"	Bedroom	Basement	11`0" x 15`5"
3pc Ensuite bath	Basement	10`8" x 7`5"	Game Room	Basement	28`0" x 24`6"
Furnace/Utility Room	Basement	14`11" x 15`8"			

Legal/Tax/Financial

Title: **Fee Simple**
 Zoning: **DC (pre 1P2007)**
 Legal Desc: **0610812**

Remarks

Pub Rmks: **Discover the extraordinary with this rare chance to own a WALK-OUT 2-story residence with 3650sf developed area, situated in the heart of the highly coveted Crestmont SW community. This air-conditioned property is a true gem, boasting a range of features that meet your every desire, from a HEATED over-sized garage to a hot tub rough-in. As you step inside, the main floor welcomes you with high-end ENGINEERED HARDWOOD flooring, a great size office, a generously sized living room adorned with large windows, a cozy gas fireplace, an oversized chef's kitchen with walk thru pantry. The kitchen is a culinary haven, equipped with a gas stove and granite countertops, offering both functionality and elegance. Venture upstairs to find the primary bedroom, complete with a luxurious 4-piece ensuite. Two additional bedrooms, a full bath, and a generously proportioned bonus room await, providing ample space for relaxation and privacy. The WALK OUT BASEMENT is a versatile space, featuring the fourth bedroom, an additional full bath, and an open rec room, perfect for entertaining or creating a cozy retreat. Step outside to the fully landscaped backyard, complete with a fire pit area and a convenient gate leading to the nearby walking path. This outdoor oasis is ideal for enjoying evenings under the stars or hosting gatherings with family and friends. House is also equipped with a water softener, Tankless Hot Water and Furnace & AC were replaced in 2020. This residence is not just a home; it's a lifestyle.**

Inclusions: **NONE**
 Property Listed By: **E-Trinity Realty and Management Ltd**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













